



## **Randolph County Historic Landmark Preservation Commission**

204 East Academy St. ♦ P.O. Box 771 ♦ Asheboro, North Carolina 27204

October 27, 2010

The Randolph County Historic Landmark Preservation Commission (HLPC) met in the Commissioners Meeting Room of the County Office Building at 725 McDowell Road, Asheboro, NC, and the meeting was called to order at 2:00 p.m.

Members present were Hal Johnson, Robyn Hankins, Bill Johnson, Lynne Qualls, Bill Ivey and Warren Dixon. Mac Whatley, Fran Andrews and Robby Davis were absent.

### **Approval of Minutes from July 28, 2010**

*On a motion of Qualls, seconded by Dixon, the Commission voted unanimously to approve the minutes of the regular meeting of July 28, 2010, as presented.*

### **Request for Certificate of Appropriateness – 1909 Randolph County Courthouse**

Chairman Johnson stated that a Certificate of Appropriateness is required when any changes are to be made to a designated local historic landmark that could be of significance to the character of the landmark. The HLPC sits in a “quasi-judicial” capacity for Certificate of Appropriateness, and sworn oath is required for testimony. The public hearing is optional under state law, but notice of public hearing has been published and adjoining property owners have been notified.

Chairman Johnson summarized the HLPC Ordinance regarding requirements for issuing a Certificate of Appropriateness. 1) The changes would be congruous (in harmony) with the physical location and not detract from the landmark. 2) The color, shape, size, construction materials used should support the architectural detail. 3) The change should add to or retain historical value to the landmark.

Chairman Johnson welcomed County Manager Richard Wells and Paxton Arthurs, Director of Building Inspections for the County of Randolph.

At 2:10 p.m., the Randolph County Historic Landmark Preservation Commission adjourned to a duly advertised public hearing to consider the following Certificate of Appropriateness application:

Chairman Johnson stated that The County of Randolph, N.C., represented by Paxton Arthurs, Director of Building Inspections, is requesting a Certificate of Appropriateness to construct a new identification sign in front of the 1909 Historic Courthouse, 145 Worth Street, Asheboro, N.C.; Tax ID 7751837176. The applicant applied for a Certificate of Appropriateness as required by regulations contained within the Ordinance establishing the Randolph County Historic Landmark Preservation Commission that would enable the applicant to construct a new occupant identification sign to be located in the front yard of the 1909 Historic County Courthouse, which has been designated a Local Historic

Landmark. Chairman Johnson said that the sign is in compliance with zoning regulations of the City of Asheboro, and that adjoining property owners have been notified of the application and notice of public hearing. The project is a joint effort between the City of Asheboro and the County of Randolph with the granite for the base and cap being supplied by the City of Asheboro from sections of old road curbing which has been replaced over time. The sign would be used to notify the public of current tenants of the Historic Courthouse, the Randolph County Tourism Development Authority and the Meeting Room.

**Paxton Arthurs**, after having been sworn in by Clerk Amanda Varner, stated that the main reason for the application is because the tenants in the Old Courthouse have interest in identifying their location as they receive visitors from outside of Randolph County. They also have had to redirect visitors to the new Courthouse.

There were concerns that the original draft for signage presented with the application was too large and not in harmony. Mr. Arthurs presented a new drawing of a smaller version of the sign with measurements of 3'-9 5/16" x 7'-9 1/16" and would be of masonry construction, including granite and brick, which matches that of the existing historic building. The sign letters would be black in color and will measure 2 inches high with address numbers measuring 4 inches high. Mr. Arthurs also provided a photograph with the proposed location of the sign. A large crepe myrtle tree has been removed from the property and placed at the Library. He and Mr. Wells have evaluated the area and feel the best location for the sign is to the left side facing of the statue where the tree had been. This location would not obscure the granite historical marker to the right of the front steps facing the building.

**Mr. Dixon** stated that he would rather a number be put on the building and a directory inside.

**Mr. Arthurs** added that Mr. Whatley had voiced concerns that a sign in front of the building would take away from the character of the historic building.

**Ms. Qualls** suggested putting the address number over, on or near the door, which would be similar to many other businesses in the area.

**Mr. Bill Johnson** stated that motorized traffic would not be able to see 2" lettering on a sign from the road.

**Mr. Wells** said that he would be willing to ask the City of Asheboro to add the Historic Courthouse to their new downtown directional signage used on the street corners.

Hearing no other comments, Chairman Johnson closed the public hearing stating that having heard sworn evidence presented, and having received into evidence such exhibits as presented by the applicants, and after affording all who wished to be heard the opportunity to testify, examine, and cross-examine witnesses and to make comments and arguments, now based on substantial, relevant, and credible evidence received, said Randolph County Historic Landmark Preservation Commission makes the following:

*On motion of Qualls, seconded by Dixon, the Board voted unanimously to deny the requested Certificate of Appropriateness to the County of Randolph, NC, for the construction of a sign in front of the 1909 Randolph County Courthouse and recommended the County try placing identifying address numbers on, above or near the door in lieu of a brick sign.*

### **Public Hearing - Landmark Designation – 1852 Hanks Masonic Lodge No. 128**



Chairman Johnson stated that Ron Horrell, Jr. and Jerry Grazier were not in attendance but had submitted application for landmark designation of the structure that is home to Hanks Masonic Lodge No. 128. He also expressed appreciation to these gentlemen for all the background and historical information they provided for the Hanks Masonic Lodge historical report.

At 2:27 p.m., the Commission adjourned to a duly advertised public hearing to consider a historic landmark designation request. Chairman Johnson opened the public hearing.

The Chairman read from the history report that was presented with the application. It is the oldest and the first Masonic Lodge established in Randolph County. It is currently located at 157 W. Main Street, Franklinville, N.C. The structure dates back to 1850, being 160 years old. Hanks Lodge and its earliest members were active 11 years before the election of President Abraham Lincoln, and 11 years before the Civil War. It is an antebellum structure having been built before the Civil War. As early as 1849, a number of Masons were holding lodge meetings in and around Franklinville, N.C. thereby laying the foundation to establish a new Masonic Lodge. The first Masonic Lodge in Randolph County was Hank's No. 128, organized March 26, 1850, at Franklinville.

It is not definitely known why the name Hanks Lodge was chosen, but according to information handed down by many of the older members, it was named in honor of Nancy Hanks, the mother of Abraham Lincoln. One of the older members who supported this view was James A. Cheek, who became a member of Hanks Lodge on April 19, 1902. He was an active member for more than 60 years. Cheek was born on November 2, 1880, the day James A. Garfield was elected President of the United States, and Cheek took his name from President Garfield.

The lodge was in operation by April of 1850, as an application for membership is dated April 10, 1850. The application was signed by Samuel W. McCleary, recommended by Henry W. Arledge, and vouched for by S.B. Hunt. The 160-year-old application document now hangs on the wall of the second floor lodge meeting room. In its archival collection, Hanks Lodge holds a receipt dated July 20, 1850, in the amount of \$5.00 and signed by Archibald T. Pound to pay for a dispensation from the Grand Chapter of North Carolina. At the lodge's monthly meeting on November 15, 1850, the following resolution was introduced and passed. "It was resolved that the Master, Junior Warden, and Senior Warden be authorized to make application to the Grand Lodge of North Carolina for a charter and number." At this same time, the Treasurer was authorized to advance \$20.00 to pay for the charter and number. The charter was granted and dated December 6, 1850, and the number 128 was assigned. The number 128 meant that it was the 128<sup>th</sup> Masonic Lodge organized in the state of North Carolina.

When the application for a charter was received by the Grand Secretary, he immediately forwarded a warrant to William P. Taylor, District Deputy Grand Master (DDGM), authorizing him to organize and install an enumerated number of officers and members into a regular lodge to be known as Hanks Lodge No. 128 AF & AM (Ancient, Free and Accepted Masons), located in the Town of Franklinville. Taylor did so on March 26, 1850.

On March 28, 1850, at an emergency called meeting, members A.S. Horney, Garr Love, Samuel Hunt, and David Reece were appointed to draw up a set of by-laws. On November 28, 1850, the committee reported via A.S. Horney. The by-laws were read, unanimously approved and ordered to be spread upon the records of the lodge for the signature of the members.

It is not known where the first Masonic members of Hanks Lodge first met. But a permanent location was soon realized. At the lodge's monthly meeting, dated April 12, 1850, a motion was passed that members Garrett Love, A.S. Horney, and David Reece be appointed to select a location, present plans, and get an approximate cost building a Masonic Hall. Members B.T. Coffin and S.B. Hunt were appointed to collect funds.

On July 17, 1850, A.S. Horney, S.B. Hunt, and H.M. Foust were authorized to purchase a lot and contract for the building of a lodge hall. On September 10, 1850, this committee signed a contract with Spence W. Dorsett and Thomas Allred to construct the building for a sum of \$1,350.00. The amount of \$675.00 was to be paid when the building was completed and the remainder to be paid in installments. The building was to be completed within six months of the date of the contract. Among the lodge records are two receipts for payment on the building. One is dated April 25, 1851 in the amount of \$363.69 and the other is dated May 9, 1851 in the amount of \$75.00, the latter one stating "paid in full."

Hanks Lodge stills holds the original building contract in its archives. There were several stated guidelines in the contract that bear highlighting and may be historically significant.

- Said building to be forty by twenty feet, two stories high and built of wood.
- Lower story to be nine feet and an upper story to be ten feet in the clear.
- The frame of said building may be of oak, all of the balance must be of pine, and all timber that is exposed to the weather must be of good heart pine.
- To be finished upstairs with seats, stands and desks suitable for the lodge and the lower room to be furnished with seats with backs and desks suitable for a school room.

When the building was complete, its original location stood some six to eight hundred feet east of its present location, facing River Road and Deep River. Mac Whatley in his book on *Architectural History of Randolph County* states that “The Hall was built on the south side of the River Road between the two cotton mills. In 1890 the railroad was extended from Millboro to Ramseur, running across the lodge lot between the Hall and the River road. The River Road fell into disuse following the construction of “Highway 90” (the present NC 22), and in early 1924 the Hall was moved to its current location on the south side of that highway.” It was moved to its present site on Main Street in 1924 by rolling the building on logs and pulling it by mules.

Sometime after the building was moved, there was some discussion concerning giving up the lodge charter because of economic conditions of the Depression. Some members of Balfour Lodge approached Hanks Lodge asking that any member, who wished to continue in Masonry, join with Balfour should the Charter be surrendered. At that time, Balfour did not have a building. Hanks Lodge members said they might consider this if Balfour Lodge would move Hanks building to Asheboro. Evidently, that ended the discussion, because there is no further reference in the records concerning this.

The lodge structure has gone through some renovations in the recent years. Although the original exterior wood siding has not been removed, it has been recently covered with vinyl siding for less maintenance, better protection, and better preservation.

The inside has been remodeled to better fit changing times. When first built, the only source of heat was fireplaces. Now, it is heated with natural gas. The upstairs and downstairs walls have been paneled, drop ceilings installed, electric wiring put in, and two air-conditioning units installed, one upstairs and one downstairs.

Despite the 160 years of longevity and epic changing events, including the Civil War, the Reconstruction Years, and the Depression of the 1930's, Hanks Lodge has preserved in addition to its original lodge structure the following possessions: the Bible that is on the Lodge Altar that may be its first Bible ever used in the lodge meeting hall; many of the original chairs, some of which are fastened together with pegs; platforms; bench arrangements; and turnings. The original ten and twelve-inch pine flooring boards on the second flooring of the lodge meeting hall are said to be just as sturdy as they were in 1851.

The Hanks Lodge, in addition to carrying out the lodge's functions and purpose on the second floor of the lodge meeting hall, has also served and supported many local civic functions through its first floor general meeting hall. Its very first purpose and function may well have been in housing Franklinville's and Randolph County's earliest local

community school. For the 1850 construction contract states in part, “the lower room to be furnished with seats with backs and desks suitable for a school room.” The first furniture in the lower or first floor of the original lodge was equipped with school desks to be possibly used as a school room.

Hanks Lodge, through its availability of its lower room, has continued that 1850 tradition of serving and assisting the local community. Other temporary or semi-permanent functions of the first floor have included the following:

- Before the First Baptist church was built in 1887, the Masons loaned the building to the Church, so that they might have a suitable meeting place to hold services. Rev. J.F. Moore was pastor.
- Another temporary use occurred in 1952 when fire destroyed both the elementary and high school buildings. Once again, Hanks Lodge building was used as a school until a new school building could be constructed.
- Other uses over the years include that of post office, library, Town Hall, and many other civic uses.

The historical significance of the Hanks Masonic Lodge No. 128 located in Franklinville, N.C. is further stated in Mac Whatley’s work *Architectural History of Randolph County, North Carolina*. He states on pages 102-103.

*The temple form Greek Revival building is one of the oldest public buildings in the area, and is doubly important since its construction contract has survived, preserving the names of its builders. Dorsett and Allred were obviously men of some skill, for the Hall is as sophisticated an example of the Greek Revival style as is to be found in Randolph County. The form of the building can best be seen on its rear elevation, where three monumental pilasters rise the full height of the façade, dividing it into two bays. On the front façade the entrance door interrupts the central pilaster. The pent roof above that door is probably a later addition. Further study of this building may lead to other buildings which can be attributed to Dorsett and Allred.”*

Hearing no other comments, Chairman Johnson closed the public hearing.

*On a motion of Ivey, seconded by Johnson, the Commission voted unanimously to approve the resolution of support for the Town of Franklinville’s designation of 1852 Hanks Masonic Lodge No. 128 as a historic landmark, as follows:*

Resolution Recommending Local Historic Landmark Designation  
1850 Hanks Masonic Lodge No. 128

***WHEREAS***, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

***WHEREAS***, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission and provided opportunities for municipalities within Randolph County to designate the

*Commission as a joint historic preservation commission, having the authority to exercise, within the planning jurisdiction of the municipalities, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and*

***WHEREAS,** the Town of Franklinville and the County of Randolph have entered into such inter-local agreement; and*

***WHEREAS,** the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the exterior of the 1850 Hanks Masonic Lodge No. 128 requested by the Hanks Masonic Temple; and*

***WHEREAS,** the North Carolina Department of Cultural Resources, State Historic Preservation Office, has given the opportunity to review and comment upon the Local Landmark Designation; and*

***WHEREAS,** the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices with mailings to adjoining property owners; and*

***WHEREAS,** the 1850 Hanks Masonic Lodge No. 128 was a significant building in the growth and development of the Town of Franklinville and the County of Randolph; and*

***WHEREAS,** the Randolph County Historic Landmark Preservation Commission finds that the 1850 Hanks Masonic Lodge No. 128 meets the following specific criteria outlined in the adopting Ordinance establishing the Commission: (1) Critical Part of the County's Heritage by having value as an example of the cultural, economic, historic, and social heritage of Randolph County; (2) The location of the 1850 Hanks Masonic Lodge No. 128 provides a unique and distinctive structure representing an established and familiar visual presence in the Town of Franklinville and Randolph County; and*

***WHEREAS,** the property is more specifically described as follows:*

*That portion of property containing the exterior building owned by the Hanks Masonic Temple located at 157 Main Street, PIN# 7792369399, Franklinville, North Carolina.*

***NOW, THEREFORE, BE IT RESOLVED,** this 27<sup>th</sup> day of October 2010, that the Randolph County Historic Landmark Preservation Commission approves the request for local landmark designation, and recommends to the Town Council of the Town of Franklinville, North Carolina, that the 1850 Hanks Masonic Lodge No. 128 be designated as a Local Historic Landmark.*

### **Franklinville Mill Status Update**

Chairman Johnson read the update presented by Mac Whatley who represents the Heritage Conservancy, owners of the Franklinville Mill.

*The fire on September 6, 2010 destroyed two-thirds of the building, including the 3-story main mill. It was without doubt arson, as it started at each end of the 2nd or 3rd floor. Since the fire, there have been three people arrested for stealing metal from the site. A team of men are working now to remove the twisted structural steel and conduit. Bulldozers or heavy equipment are not being used inside the walls so as to preserve as*

*much of the original material as possible. The men will be salvaging and palletizing brick as clean-up proceeds. Plans are to renovate the 1838 picker house, which was not involved in the fire, and to have a working weave room in the former "Waste House." While there was a lot of damage and great loss of historic fabric of the building, this kind of thing does not normally revoke listing on the national register or landmark designation, as long as a substantial part of the building remains. Obviously even now there is much more remaining at Franklinville than at the Mt. Shepherd site or the Balfour site, so protecting what is left is the Conservancy's top priority.*

### **Historical Marker**

Chairman Johnson displayed the signage created from the logo that the RCC students designed and adopted by the Commission. It will be used on buildings to identify them as a designated landmark.

### **State Historic Marker Change**

Mr. Bill Johnson commended Mr. Dixon for his research on Cox's Mill that led members of the N.C. Highway Historical Marker advisory committee to vote in May to remove a state historical marker that has stood since 1939 at the intersection of N.C. 22 and Liberty Street in Ramseur. The original marker identifies a mill owned by Thomas Cox on Mill Creek as Fanning's base of operations. The 34-page essay written by Mr. Dixon was proof that Fanning's headquarters was at a mill operated by Harmon Cox on nearby Millstone Creek Road. That advisory committee also approved the corrected text for the new marker that will be erected several miles south of Ramseur on N.C. 22, closer to the actual site.

### **Additional Construction at the 1909 Randolph County Courthouse**

Chairman Johnson stated that Paxton Arthurs, Director of Building Inspections for the County of Randolph is also coordinating renovations at the historic courthouse. Mr. Arthurs provided a drawing of where a landing and steps need to be installed on the side of the courthouse at exterior doors. Mr. Arthurs will be presenting another request for Certificate of Appropriateness for that construction, but wanted the Commission's input on materials and design before submission. The Commission was in agreement of the design and use of steel to meet state building codes.

### **Adjournment**

*At 3:09 p.m., on motion of Dixon, seconded by Hankins, the Commission voted unanimously to adjourn.*

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Hal Johnson, Chairman

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Amanda Varner,  
Clerk to the HLPC